

BLOCK M LOT S 91 FT OF 3
IN OR 2384/288
ATLANTIC HIGHLANDS DB 39/296

MCCARTHY RORREY B & AMAYA
130 N 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000M-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	17	CB STUCCO 100	0100	01	2,590	119.3280	107.69	278,917	1953	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021														Heated Area: 2529											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2021											
Interior Wall	03	PLASTER 100																										
Interior Floo	12	HARDWOOD 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	2	100																										
Frame	03	MASONRY 100																										
Stories	1.	1. 100																										
Units	0	100																										
BUD8 Adjustme	02	DIST FB 100																										
Occupancy	00	NONE 100																										
Quality			05	Quality Level 05																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA													01												
NEIGHBORHOOD/LOC			1007.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,004	100	1,004	96,228																								
BAS	180	100	180	17,252																								
BAS	288	100	288	27,603																								
BAS	1,057	100	1,057	101,307																								
FOP	60	30	18	1,725																								
FOP	119	30	36	3,451																								
PTO	20	5	1	96																								
PTO	60	5	3	287																								
STP	32	10	3	287																								
TOTALS			2,820	2,590	248,236																							
EXTRA FEATURES			130 N 18TH ST, FERNANDINA BEACH																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	0940	SHEDS/PORT	0 100	11	9	99.00	SF	30.00	30.00	100	1953	1953	3	20	594													
2	0810	CONCRETE A	0 100	0	0	448.00	SF	6.50	6.50	100	1952	1952	3	20	582													
3	0810	CONCRETE A	0 100	12	6	72.00	SF	6.50	6.50	100	1982	1982	3	41	192													
4	0810	CONCRETE A	0 100	0	0	272.00	SF	6.50	6.50	100	1996	1996	3	73	1,291													
TOTAL OB/XF 2,659																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	100	0006	R-1	91.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000											
REVIEW DATE 04/06/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																												